

058.C

0001

0414.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

344,600 /

344,600

USE VALUE:

344,600 /

344,600

ASSESSED:

344,600 /

344,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP	Unit #:	414
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Owner 1: LYNCH RICHARD T

Owner 2:

Owner 3:

Street 1: 1 WATERMILL PL #414

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: TANGNEY KEEVA -

Owner 2: MURPHY BARRY -

Street 1: 1 WATERMILL PLACE #414

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 657 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	344,600			344,600		153639
							GIS Ref
							GIS Ref
							Insp Date
							10/05/17

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID			PAT ACCT.		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	102	FV	344,600	0	.	.	344,600		Year end	12/23/2021				
2021	102	FV	340,100	0	.	.	340,100		Year End Roll	12/10/2020				
2020	102	FV	331,100	0	.	.	331,100	331,100	Year End Roll	12/18/2019				
2019	102	FV	311,000	0	.	.	311,000	311,000	Year End Roll	1/3/2019				
2018	102	FV	261,500	0	.	.	261,500	261,500	Year End Roll	12/20/2017				
2017	102	FV	251,700	0	.	.	251,700	251,700	Year End Roll	1/3/2017				
2016	102	FV	251,700	0	.	.	251,700	251,700	Year End	1/4/2016				
2015	102	FV	230,200	0	.	.	230,200	230,200	Year End Roll	12/11/2014				

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TANGNEY KEEVA,	57224-526		7/29/2011		207,000	No	No		
CAMPBELL JOHN/E	29245-335		10/21/1998		127,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/5/2017										Measured	DGM	D Mann
10/29/2011										MLS	EMK	Ellen K
5/6/2000											197	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro



 Total Card / Total Parcel
 344,600 / 344,600
 APPRAISED:
 USE VALUE:
 ASSESSED:
 344,600 / 344,600

 USER DEFINED
 Prior Id # 1: 153639
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:

EXTERIOR INFORMATION

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	8 - Brick Veneer	
Sec Wall:	6 - Stucco	10 %
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:	S25 - Size 25	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1988
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

SKETCH

BK:19354 PG:344, Building Number 1.

Full Bath	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMS: 3 BRs: 1 Baths: 1 HB: 1

OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Frl:		Rating:
WSFlue:		Rating:

CONDOS INFORMATION

Location: R - Rear

Total Units:

Floor: 4 - 4th Floor

% Own: 0.904900014

Name: 25 - 6040

DEPRECIATION

Phys Cond: GD - Good 14. %

Functional: %

Economic: %

Special: %

Override: %

Total: 14.9 %

CALC SUMMARY

Basic \$ / SQ: 325.00

Size Adj.: 1.41324198

Const Adj.: 0.73242533

Adj \$ / SQ: 336.406

Other Features: 40230

Grade Factor: 1.00

NBHD Inf: 1.54999995

NBHD Mod:

LUC Factor: 1.00

Adj Total: 404935

Depreciation: 60335

Depreciated Total: 344600

COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: Before Depr: 521.43

Special Features: 0 Val/Su Net: 524.51

Final Total: 344600 Val/Su SzAd 524.51

REMODELING**RES BREAKDOWN**

Exterior: No Unit RMS BRS FL

Interior: 1 3 1 0

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

Totals 1 3 1

SUB AREA**SUB AREA DETAIL**

Code

Description

Area - SQ

Rate - AV

Undepr Value

Sub

% Usbl

Descrip

% Type

Qu

Ten

GLA

Gross Liv Ar

657

336.410

221,019

Size Ad

657

Gross Area

657

FinArea

657

IMAGE**AssessPro Patriot Properties, Inc**